

Collaborating on Land Use Encroachment

DoD's Conservation Conference

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About ICMA

- ◆ Professional and educational association for more than 8,000 chief appointed administrators and other local government professionals
- ◆ Mission: to create excellence in local governance



“...a good relationship between a community and a military installation makes good management sense.”

Developing Exemplary Civilian – Military Relations, ICMA

Military Programs

www.icma.org/military



- Base Reuse Handbook, 2nd Edition
- *Baseline* Newsletter and Research Reports
- Best “Bractices” Research Forums: June 9-11th Boston
- List-serv – sign up icma.org/military
- Municipal management practices
- MOU with Army Staff College
- Encroachment Practice Guides (Winter 2004)

Today's Game Plan

- Share my preliminary observations
- Focus on land use powers and processes
- Stress the pivotal roles of state and local governments
- Highlight strategies and tools for collaborating on land use encroachment

Encroachment Observations

- Multiple stakeholders competing for regional natural resources (air, land, water)
- Sprawl is the common threat
- Battleground—regional growth and local land development processes

Encroachment Principles

- Recognize the common interests—base vitality and regional quality of life
- Create processes that align interests and facilitate common understanding
- Build partnerships among all levels of government/NGOs—anchored by local governments



Military/Local Perspectives

Encroachment is a two-way street



- Training and testing missions impinged by development
- Cities within cities
- Bases have been autonomous and independent
- Inconsistent history of cooperation
- Leadership and staff turnover
- Impacts of future missions and weapon systems



Why Encroachment Should be Important to Local Govts?



- Protect public safety
- Maintain high quality of life
- Enhance the regional economy
- Protect the installation—2005 Round of Base Closure



Simple Strategies for Encroachment Partnering



- Educate locals on base mission and future planning/needs
- Recognize the local land use and political dynamics
- Establish base-community councils including staff/planners
- Encroachment working groups among the regional stakeholders
- MOUs to enhance collaboration

State Govt. Strategies

- Established state military programs to provide TA and guidance
- Provided economic analysis, with an eye towards BRAC 2005
- Facilitated land acquisitions/swaps (NC, FL)
- Enacted planning legislation

Land Use Planning Strategies

- State planning laws provide the regulatory framework
- Military bases and compatible land use legislation: Arizona, California, Washington, etc.
- DoD's compatible land use planning tools:
 - JLUS
 - AICUZ and RAICUZ

Local Land Use Strategies

- Research regional growth dynamics
- Adapt general plan to include the base as a sphere of influence on future growth (Fairfield CA.)
- Modify zoning codes to implement new plans (Aurora CO., Beaufort, SC)
- Allocate additional resources (staff and training) to ensure implementation and enforcement of plans and ordinances



Acquisition and Conservation Strategies



- Encroachment Partnering FY 2003
Defense Authorization Act
- Conservation organizations: TNC, AFT, TPL, CF
- Negotiations and technical issues



Additional Resources and Recent Efforts



- National Governor's Association
www.nga.org
- National Conference of State Legislatures www.ncsl.org
- The Nature Conservancy
- American Farmland Trust

ICMA Resources

- Technical assistance, peer exchanges, and regional roundtables
www.icma.org/military
- Jacen McMillen, Senior Project Manager military programs,
jmcmillen@icma.org or (202) 962-3596
- Joseph Schilling, Director of CED
jschilling@icma.org or (202) 962-3663